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Vane House, Long Newton,

Stockton-On-Tees, TS21 1DB

Asking price £550,000

House - Semi-Detached
5 Bedroom/s
3 Bathroom/s

Welcome to "Vane House", formerly known as the Vane Arms Public House in the village of Long Newton, Stockton-On-Tees.
Vane House presents a unique opportunity to own a "Pub", a piece of history! Known as the Vane Arms Public House, this semi-detached residence boasts a rich heritage dating back to the 18th century, making it a remarkable find for those who appreciate character and tradition.

Steeped in history the Developer has sympathetically renovated the Pub into a large executive family home, the property still has the added bonus of a the large Beer cellar intact below ground level providing awesome storage or a wine cellar! This spacious home features three large inviting reception rooms, (Please note pictures have been staged to include flooring, however the developer has left this still to be done, so you can still choose your own, put your own stamp on it, or they can happily install flooring of your choice at an extra cost.) With five well-proportioned bedrooms, ample space for the family or those who desire extra rooms for guests or home office. The property includes two ensuites and family bathroom, convenience and comfort for all.

Parking will never be an issue at Vane House, with its generous parking capacity, accommodating up to nine vehicles, a rare advantage in a residential setting.

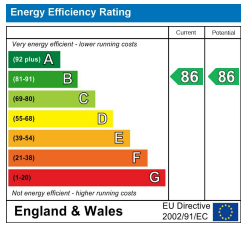
The property's historical significance adds an intriguing layer to its appeal. Imagine the stories if these walls could talk, echoing events that have unfolded within. Vane House is not just a home; it is a testament to the past, a unique blend of history, now with a modern twist.

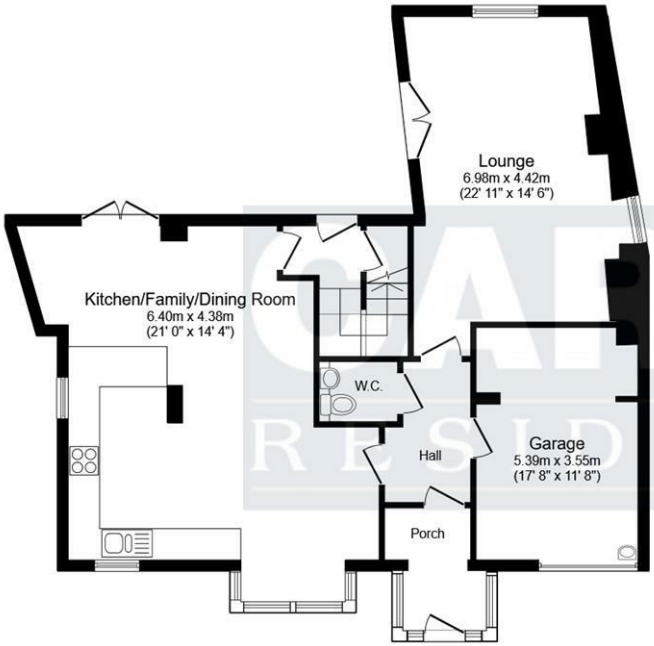
- Steeped in history, formerly known as the Vane Arms Public house
- 5 Bedrooms / 2 ensuites / main family bathroom and a further downstairs W/C
- Separate lounge to the rear leading out to private large garden
- Solar
- *Please note: some of the images have been virtually staged using CGI*
- Large executive home in the village of Long Newton
- Open Plan living / dining / kitchen
- Huge basement / cellar
- Single integral garage and LOADS of off street parking

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric and solar, water and drainage.
Double glazing
Local Authority: Stockton-on-Tees Borough Council (Tax Banding F)
The property is covered by Ark New Home Buyers Consumer Code warranty - please contact the office for further details

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Ground Floor

Floor area 90.1 sq.m. (970 sq.ft.)

First Floor

Floor area 85.2 sq.m. (917 sq.ft.)

Total floor area: 175.3 sq.m. (1,887 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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UK ALA THE UK ASSOCIATION OF LETTING AGENTS

14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk